



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

5004 51st Ave
Alix, Alberta

MLS # A2258921



\$159,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,016 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Lawn, Level		

Heating:	Baseboard, Boiler
Floors:	Hardwood, Laminate
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Concrete, Wood Frame
Foundation:	Piling(s), Poured Concrete
Features:	No Animal Home, No Smoking Home, Open Floorplan, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: AS IS/WHERE IS

WELCOME TO ALIX, ALBERTA! Here's a great 1976 home with a new addition built on to offer over 1000 square feet to the next owners! The lot is enormous and has one of the best pear trees I've ever seen in Canada. A very quaint open concept kitchen and living room tie the home together. Down the hall you will find a 4 piece bathroom and two good bedrooms. Notice the real wood sills and trim! Baseboard heat all the way around and a newer roof! Alix is an ideal small town offering all the amenities, some great spots to grab a bite, a k-12 school and a fabulous little lake at the end of Main Street! 9 holes of golf own the edge of town and just 15 minutes to Buffalo lake! Roughly 25 minutes to Lacombe or Stettler and 45 to Red Deer.